



House of Representatives

General Assembly

File No. 162

January Session, 2001

House Bill No. 6547

House of Representatives, April 9, 2001

The Committee on Public Safety reported through REP. DARGAN of the 115th Dist., Chairperson of the Committee on the part of the House, that the bill ought to pass.

AN ACT ALLOWING MUNICIPAL ORDINANCES REGARDING RESIDENTIAL FIRE SPRINKLERS IN NEW HOMES.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 29-315 of the general statutes is repealed and the following
2 is substituted in lieu thereof:

3 (a) When any building is to be built having more than four stories
4 and is to be used for human occupancy, such building shall have an
5 automatic fire extinguishing system approved by the State Fire
6 Marshal on each floor.

7 (b) Each hotel or motel having six or more guest rooms and
8 providing sleeping accommodations for more than sixteen persons for
9 which a building permit for new occupancy is issued on or after
10 January 1, 1987, shall have an automatic fire extinguishing system
11 installed on each floor in accordance with regulations adopted by the
12 Commissioner of Public Safety.

13 (c) Not later than October 1, 1992, each hotel or motel having more
14 than four stories shall have an automatic fire extinguishing system
15 approved by the State Fire Marshal on each floor.

16 (d) (1) Not later than January 1, 1995, each residential building
17 having more than four stories and occupied primarily by elderly
18 persons shall have an automatic fire extinguishing system approved by
19 the State Fire Marshal on each floor. Not later than January 1, 1994, the
20 owner or manager of or agency responsible for such residential
21 building shall submit plans for the installation of such system, signed
22 and sealed by a licensed professional engineer, to the local fire marshal
23 within whose jurisdiction such building is located or to the State Fire
24 Marshal, as the case may be. For the purposes of this subsection, the
25 phrase "occupied primarily by elderly persons" means that on October
26 1, 1993, or on the date of any inspection, if later, a minimum of eighty
27 per cent of the dwelling units available for human occupancy in a
28 residential building have at least one resident who has attained the age
29 of sixty-five years.

30 (2) Each residential building having more than twelve living units
31 and occupied primarily by elderly persons, as defined in subdivision
32 (1) of this subsection, or designed to be so occupied, for which a
33 building permit for new occupancy is issued or which is substantially
34 renovated on or after January 1, 1997, shall have an automatic fire
35 extinguishing system approved by the State Fire Marshal on each floor.

36 (e) No building inspector shall grant a building permit unless a fire
37 extinguishing system as required by subsection (a) or (b) of this section
38 is included in the final, approved building plans and no fire marshal or
39 building inspector shall permit occupancy of such a building unless
40 such fire extinguishing system is installed and operable. The State Fire
41 Marshal may require fire extinguishing systems approved by him to be
42 installed in other occupancies where they are required in the interest of
43 safety because of special occupancy hazards.

44 (f) Each city and town may adopt an ordinance requiring that any
45 new one or two family home for which a building permit is issued
46 after the adoption of such ordinance shall have an automatic fire
47 extinguishing system approved by the State Fire Marshal on each floor.

PS *Joint Favorable*

The following fiscal impact statement and bill analysis are prepared for the benefit of members of the General Assembly, solely for the purpose of information, summarization, and explanation, and do not represent the intent of the General Assembly or either House thereof for any purpose:

OFA Fiscal Note

State Impact: Potential Minimal Revenue Gain, beginning FY 03

Affected Agencies: Department of Public Safety (Office of State Fire Marshal and Office of State Building Inspector)

Municipal Impact: Potential Minimal Revenue Gain, beginning FY 03, and Potential Indeterminate Cost

Explanation

State and Municipal Impact:

This bill could result in potential minimal revenue gain to the state and in potential minimal revenue gain and cost to municipalities that adopt ordinances. The bill allows towns to adopt ordinances requiring fire sprinklers on each floor of new one-and two-family homes for which building permits are issued after the ordinance is adopted.

The municipalities that choose to adopt ordinances would incur costs from drafting the provisions and holding hearings. The costs cannot be determined at this time, but are not anticipated to be significant. Since it would take some time for a municipality to adopt and implement the new ordinances, they would not be expected to take effect until at least FY 03.

The sprinklers must be those approved by the State Fire Marshal.

The State Fire Marshal can establish a list of approved fire sprinklers at no cost.

It is estimated that fire sprinkler systems would add from \$1.50 to \$3.00 per square foot to the construction costs of a new house. This is an increase of \$3,000 to \$6,000 for a typical 2,000 square foot house. It would increase the value of the house, increasing collections for (1) municipal property taxes based on the assessed value of the house and (2) a state building code training and education fee based on the value of construction as indicated in the building permit. The increase in both of these collections is estimated to be minimal, and would not begin until FY 03 due to the time necessary for the adoption of municipal ordinances.

OLR Bill Analysis

HB 6547

***AN ACT ALLOWING MUNICIPAL ORDINANCES REGARDING
RESIDENTIAL FIRE SPRINKLERS IN NEW HOMES.*****SUMMARY:**

This bill allows towns to adopt ordinances requiring fire sprinklers approved by the state fire marshal on each floor of new one- and two-family homes built under permits issued after the ordinance is adopted.

EFFECTIVE DATE: October 1, 2001

BACKGROUND

The law already requires approved sprinklers

1. in all new buildings with more than four stories used for human occupancy;
2. on each floor of existing four story or larger buildings occupied primarily by the elderly;
3. on each floor of any residential building occupied primarily by or designed primarily for the elderly, if it has more than 12 living units and received a building permit for new occupancy, or was renovated substantially on or after January 1, 1997;
4. on each floor of hotels and motels that (a) have more than four stories, or (b) have six or more guest rooms, and sleeping accommodation for more than 16 people, and received building permits on or after January 1, 1987.

COMMITTEE ACTION

Public Safety Committee

Joint Favorable Report

Yea 12 Nay 10